

Mansewood

WOODHEAD OF FYVIE, TURRIFF, ABERDEENSHIRE, AB53 8LT



Traditional stone and slate house circa 1844 which retains the character and charm of a bygone era



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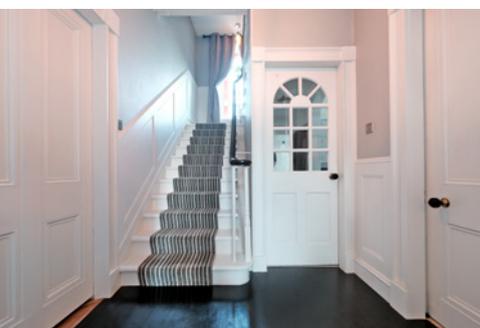


McEwan Fraser Legal is delighted to offer this Grade 'C' Listed 5-bedroom traditional stone and slate detached property. Mansewood (formerly Woodhead Manse) was architecturally designed and built by the renowned architect James Henderson with a date stone of circa 1844.

The property comprises the original manse which has been refurbished to the highest of specifications, with the quality of workmanship being evident at every turn. The current, and previous owners during their tenure have ensured to retain a wealth of original features throughout the renovations. A recently installed bespoke dining kitchen is the most recent upgrade and is most definitely the heart of the property.

Offering spacious and versatile living accommodations over three floors, presented to the market in an immaculate walk-in condition. Further benefitting from many stylish fittings and finishings, fresh neutral decor, and oil-fired central heating. This substantial property, with many potential opportunities, will make a superb family home with room to grow and would also suit extended family living. Early viewing is a must and is highly recommended you will not be disappointed.

THE HALLWAY



The accommodation comprises, from the front door the welcoming hallway, which leads to two principal ground-floor rooms. The main lounge with its high ceiling sash and case windows and original fireplace with an inset log-burning stove adds that touch of grandeur and sets the tone for the remainder of the property.

THE LOUNGE



THE KITCHEN/DINER



The bespoke dining kitchen has multiple wall and base-mounted units with contrasting work surfaces, and quality integrated appliances including a large central island, free-standing American-style fridge, and large cooking range. From the kitchen, you have a conservatory with French doors leading to the large patio, a perfect spot for entertaining, some alfresco dining and enjoying the afternoon sun. A utility room with access to the rear courtyard and guest cloakroom completed the ground floor accommodation.



THE CONSERVATORY



THE UTILITY & WC





An original carpeted staircase with wooden balustrades leads to the first and second floors. On the first floor, there is a large family bathroom with a separate shower cubical. The master bedroom overlooks the front of the property with views across the open countryside and also benefits from a large walk-in wardrobe that could be utilised as a babies' nursery. There are a further two double bedrooms both of which have ample room for an assortment of large stand-alone furniture.

THE BATHROOM



BEDROOM 1



The master bedroom overlooks the front of the property with views across the open countryside



BEDROOM 2

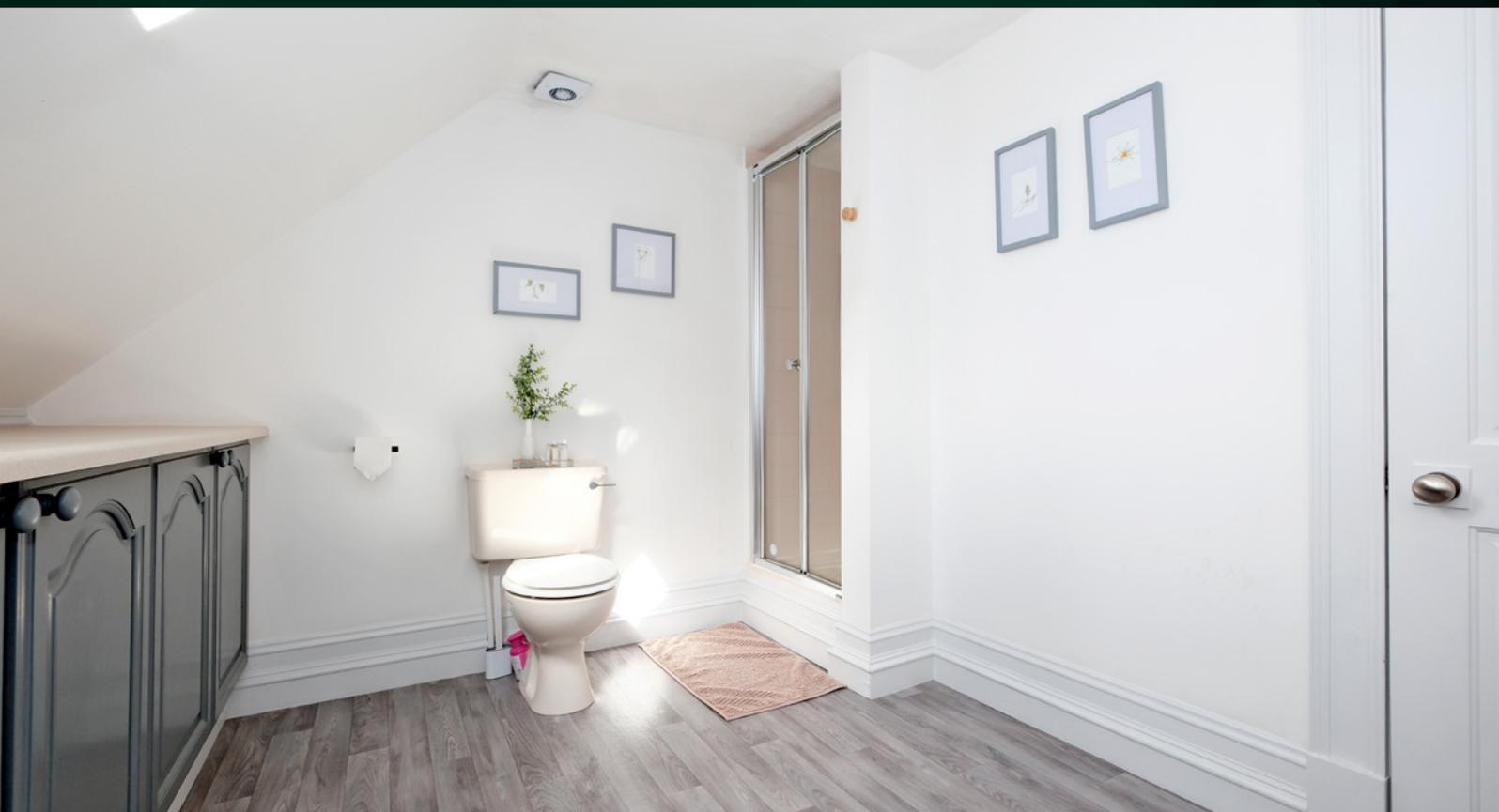


BEDROOM 3



On the second floor, there is a centrally located family shower room with two further double bedrooms both of which have front-facing Velux windows that flood the rooms with natural light. In addition, there are ample storage cupboards throughout the property.

THE SHOWER ROOM



BEDROOM 4



BEDROOM 5

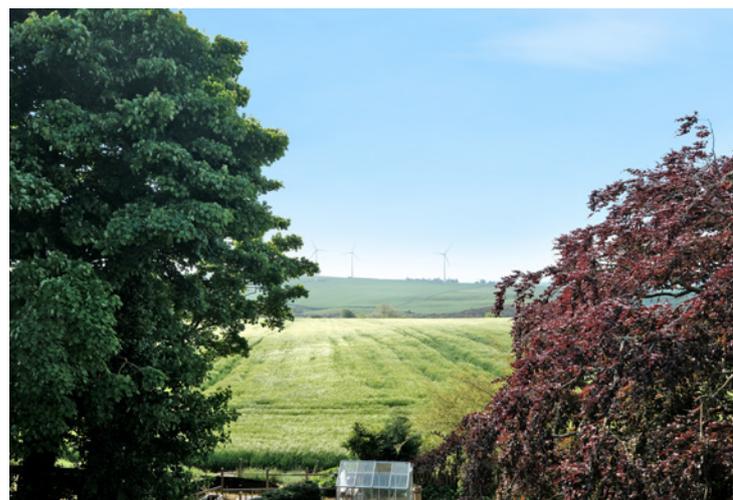


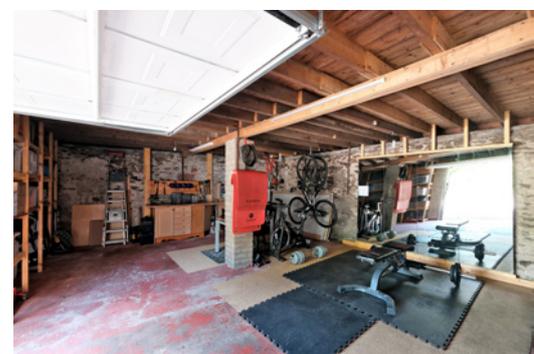
Two sets of iron gates lead to the rear courtyard and the front of the property. The courtyard allows parking for multiple types of vehicles and gives access to the double garage, the gym and the workshop. There is also a separate lean-to currently used as a wood store. The extensive drive laid to decorative stone chip leads to the front of the property and extensive front garden, with uninterrupted views across the rolling countryside.

The property and front garden are bordered by a high perimeter fence or hedge and the front garden is laid mostly to lawn with a multitude of mature shrubs, plants, trees, and seasonal flowers. Gated access to the property ensures that the gardens are a safe environment for those with children or pets. Flowers, several seats, and a patio area are suitably positioned for entertaining and enjoying some al-fresco dining and the sun.

The property has mains electricity and solar panels and drains consisting of a septic tank to soak away, and mains water with oil-fired central heating.

EXTERNALS & VIEWS





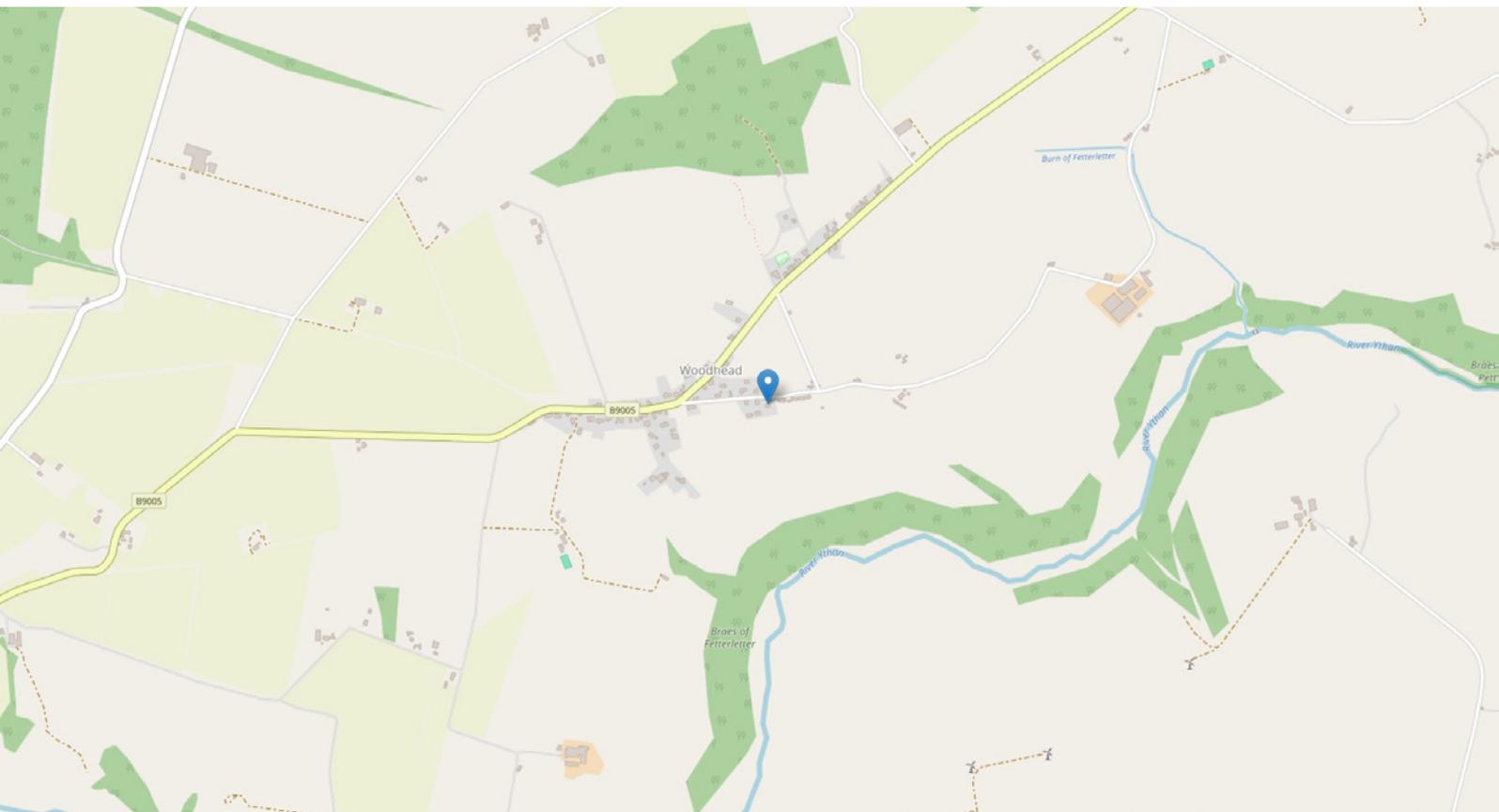
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 245m² | EPC Rating: E

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale unless otherwise stated. Other soft furnishings and electrical items are by separate negotiation.



THE LOCATION

This superior property is nestled in some spectacular countryside in the small rural village of Woodhead near Fyvie, with immaculate garden grounds and stunning views across the rolling countryside. The tranquil and historic village of Fyvie is approximately 2 miles to the south with the nearby Fyvie Castle dating back to as early as the 13th Century. The village and surrounding areas are well known for its beautiful gardens that are awash with colour in the summer. Within the village of Fyvie, there is a primary school, general store, and church.





The country town of Turriff is approximately 11 miles to the northwest and lies in the heart of rural Aberdeenshire, at the point where the Burn of Turriff flows into the River Deveron. Turriff is a popular market town, renowned for its welcoming community. It has primary and secondary schooling, a good range of shops, and other facilities which include a swimming pool, bowling stadium, library, community centre, and sports centre. There are golf courses at Oldmeldrum, Ellon, and Turriff, together with famous links courses at Royal Aberdeen, Trump International, and Cruden Bay. Salmon and trout fishing are available on the rivers Deveron, Don, Dee, and Ythan. Game shooting on neighbouring estates is another popular activity.

The nearby Moray Coast offers sailing and windsurfing with sandy beaches and miles of rugged coastline where a wealth of wildlife can be seen from seals to dolphins, the occasional whale and numerous species of birds that frequent this coastline.

Aberdeen city is within commuting distance, approximately 28 miles east on the A947 providing all that one would expect from modern-day city living, including a multitude of shopping malls local shops, and NHS facilities. Aberdeen is also renowned for its fantastic education, there is private schooling including Robert Gordon's school, St Margaret's, and Albyn as well as the International School at Pitfodels. There are also two universities and several colleges of further education.

A comprehensive east coast bus network operates through Turriff and Fyvie with Aberdeen City offering excellent bus and rail service with national and international flights being provided from Aberdeen Dyce Airport. The Aberdeen Western Peripheral Route provides improved travel in and around Aberdeen and a quicker and more direct route south.



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